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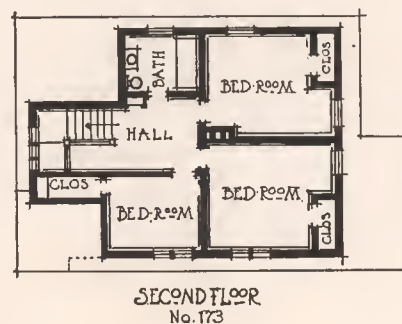
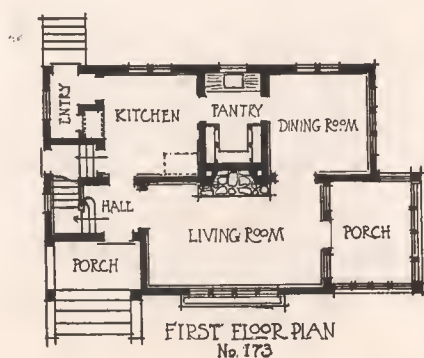
No. 173.

This most picturesque cottage design has its first story exterior walls faced with brick; and the second story and gables covered with cement stucco, stained a soft tint which also waterproofs the surface. The half-timbers, cornices, door and window trimmings may be painted or stained; with a stained roof a very pleasing color scheme can be secured. The effects of a thatched roof are secured with shingles laid in regular courses and rounded at the eaves.

The interior has a very inviting arrangement; the rooms are all of generous proportion. The living-room is 20 feet long, having a large fireplace; at the end of this room there is an enclosed porch, which if properly fitted with sash should be a very useful sun-parlor. The dining-room has an interesting beamed ceiling, wainscot and plate shelf.

The pantry is fitted with cases and cabinets and a silver sink. The chimney for the heating plant is built together with the fireplace flue, which also serves the laundry and kitchen. The kitchen, pantry and rear entry are models of convenience. Here we have a stair arrangement of the combination type, with door at grade connecting with stair to basement and kitchen. The main stair leading to second floor has open newels, rails and balusters.

On the second floor there is a light and well arranged stair hall, with entrance from this hall to all rooms and bath. This house can be built for \$2,500 finished in gum-wood, with oak or birch floors.



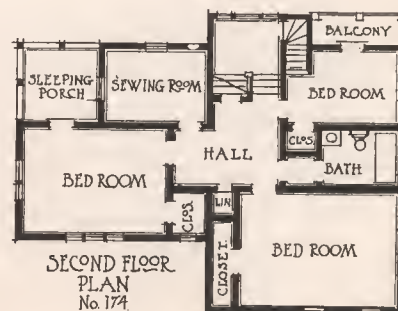
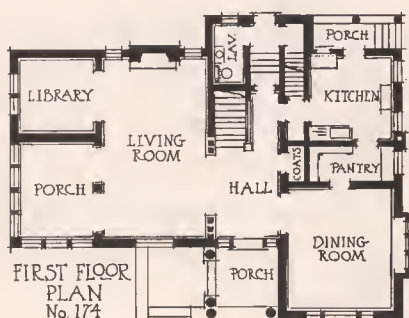


This brick and half timber exterior is different from the ordinary type of the modified English exterior, with its wide overhanging eaves and thatched roof extending down covering the front porch and main entrance.

The plan is laid out with the wide side of the house to the street. There is a wide flight of stairs to the second floor, directly in front of the main entrance. All of the rooms are good size; the living-room is 13x22-ft., and has a large fireplace at the end of the room. In the dining-room there is a roomy buffet, paneled wainscot and plate shelves. All of the principal rooms have beamed ceilings, and columned openings between living-room and main hall.

The kitchen is lighted from two sides, and the ice-box is provided with icing door from the outside. The kitchen sink is directly over the bathroom, making the installation of plumbing most economical. The pantry is fitted with cupboards and work-table. The servant's stair run from the kitchen to the second floor. There is also a lavatory and water closet under the main stair on the first floor; a fine bathroom on the second floor, and servant's bath on the third floor.

On the second floor there are four good sized bedrooms, sleeping porch and ample closet accommodations. The third floor has a large amusement hall, servants' room, and storage space. The principal rooms on the first floor are finished in hardwood, balance pine to be enameled. All hardwood floors except front porch, sun-parlor, bathroom and lavatory, which is to be encaustic tile. Cost to build \$5,000.



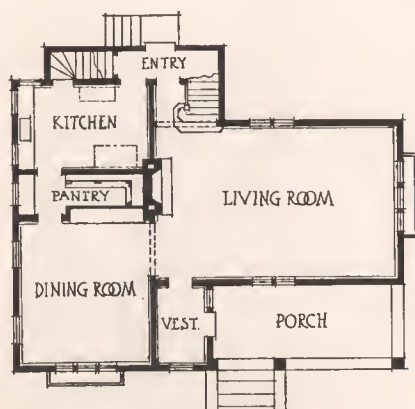


In this design there is an especially large living-room, which measures 16 feet wide and 25 feet long, and is provided with a wide fireplace at the end of the room. The wide stairway with its embellished woodwork is the principal attraction of this room.

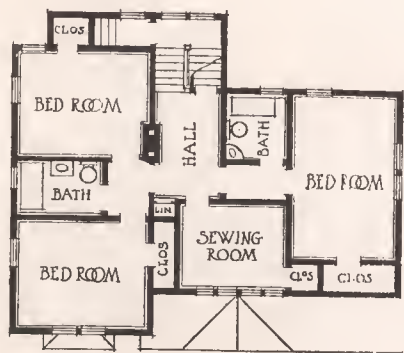
The dining-room is 14 feet wide and 15 feet long, with a buffet of suitable design 9 feet wide, paneled wainscot and plate shelves around the walls, also a beamed ceiling. There is a good size kitchen and pantry, with servant's stairs from the kitchen; also stairs from rear entry to the basement.

On the second floor there are two bathrooms; and four bedrooms, ample closet accommodation and linen closet off the hall. All interior finish is intended to be plain, avoiding all fancy moldings, using hardwood for the principal rooms and the balance pine to be painted and enameled. There is to be a basement under the entire house which may be built either in stone or concrete, and to contain a boiler room, fuel room, store room, vegetable room and laundry.

The exterior is suitable for either brick or rough cast for the first story, the second story and gables to have half-timber and finished with cement stucco. The roof may be covered with stained shingles, laid thatched effect as shown, or with a little additional expense a substantial tile roof may be had. Cost to build \$4,000.



FIRST FLOOR PLAN
No 175



SECOND FLOOR
No 175.



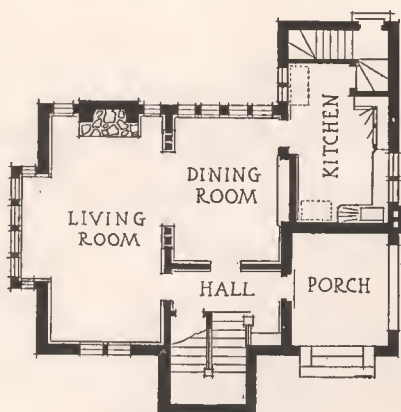
No. 176.

In this plan the living-room is 12x23 feet not including the bay. The dining-room measures 11x15 feet; kitchen 9-6x12-6, and the front porch 9-6x12-ft. In the living-room there is a large fireplace and windows on three sides of the room. The dining-room is separated from the living-room by a double columned opening and has a wide sideboard, plate shelf and panelwork around the walls.

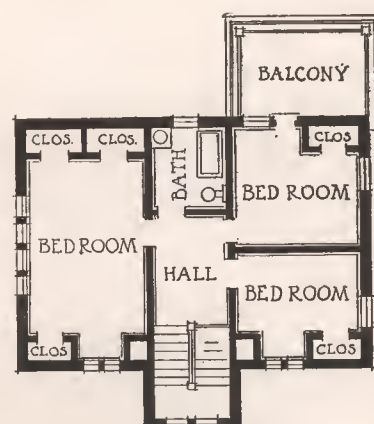
The kitchen has windows on two sides of the room and is provided with plenty of cupboard space, one-piece sink, and stairway to the basement. The bedroom over the living-room is 12x18 ft., with three clothes closets in this room. On opposite side of the hall there is two good size bedrooms, and windows from two sides of the rooms, with ample closet space, and open balcony off the rear bedroom.

The main entrance hall, stairway, the living-room and dining-room to be finished in hardwood, the service part of the house and bedrooms to be pine to paint. All floors except the front porch and bathroom floor to be hardwood, the floor on the porch and bathroom to be tile.

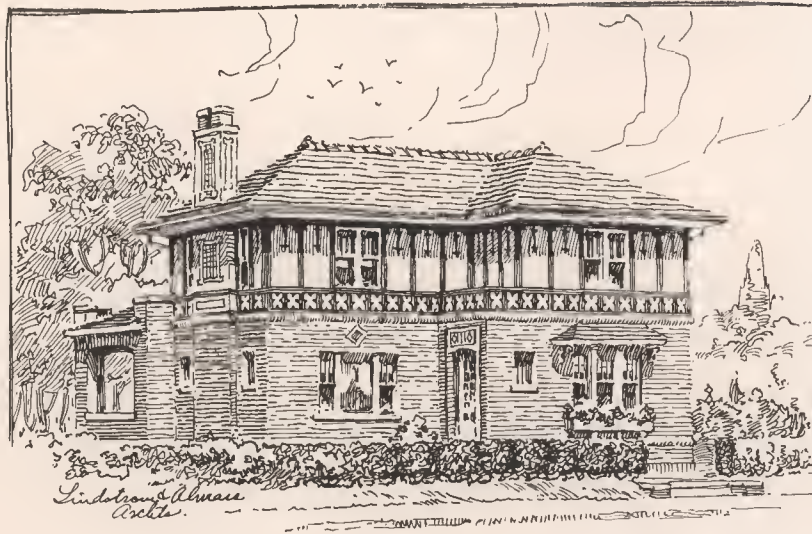
All of the exterior walls and gables, except the front gable over the main stairway, to be faced with a good quality paving brick, laid with rough joints, the front gable to be half-timber and cement stucco. Roofs to be covered with tile or slate. Cost to build \$3,000.



FIRST FLOOR PLAN
No 176



SECOND FLOOR
No 176.

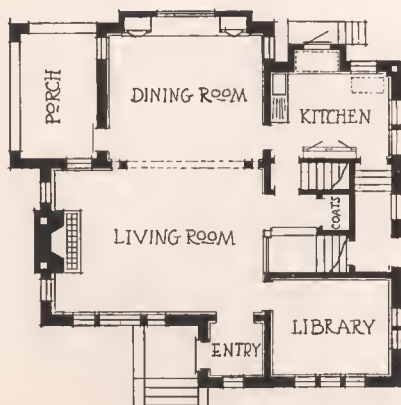


No. 177

This composite brick and half-timber exterior with a plain hip roof, has a living-room 14x20 feet, with a wide fireplace at the end of the room. The library is 10x12 feet and is entirely separated from the living-room. A wide arch with ornamental columns divides the living-room and dining-room. The dining-room has an especially attractive built-in buffet with leaded glass window above, and panel work and plate shelves all around the walls.

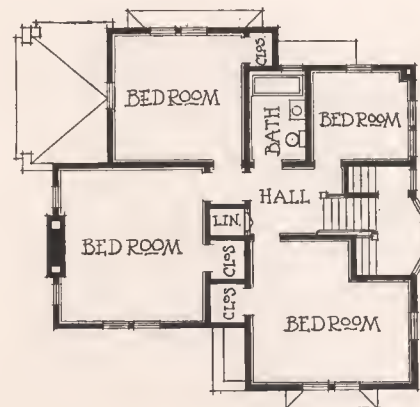
The porch off the dining-room is built entirely in brick with tile floor and framed to receive screens and sash. A commodious kitchen, light and airy, with cupboards, built-in ice-box, with icing door from the outside. The main stairway arrangement is especially convenient and interesting, with the open balustrade rails and newels. There is also a servant's stair from the kitchen to the landing on main stair.

On the second floor there are four good size bedrooms and bath, several closets, and linen closet off the main hall. The interior finish to be oak in the principal rooms on the first floor, balance pine to paint and enamel. The exterior walls to be faced with brick up to the second story beams, and the balance of exterior walls to be cement stucco between half timbers. Cost to build \$4,800.



FIRST FLOOR PLAN

No. 177



SECOND FLOOR

No. 177



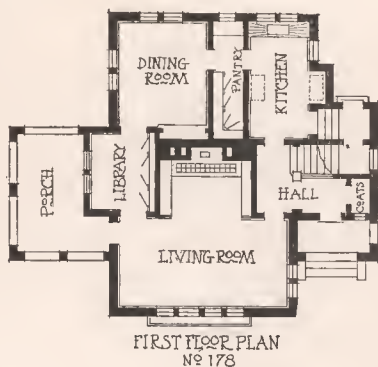
No 178.

In this design there is a living-room across the front 12x22 feet, with an 8x12 ft. fireplace alcove, in which there is a fireplace 12 feet wide, and built-in seats on each side of the fireplace. In the library there are built-in bookcases the full length of the room. The dining-room is 12x14 feet, and is provided with a sideboard, paneled wainscot and plate shelves.

In the butler's pantry there are cupboards from floor to ceiling, work-table and silver sink. In the kitchen there is ample floor space for a full size range, sink with drainboards on each side, a large built-in ice-box, kitchen table and chairs. The main entrance porch, the entrance hall and stairway is arranged especially unique and attractive. The porch on the side of the house is designed to be used for porch in the summer and sun-room in the winter.

On the second floor there are four large bedrooms, one bedroom has private toilet, a light and airy sewing-room, a large bathroom, several closets and linen closet off the hall. In the third floor there is space for servant's room and bath, storage space and amusement hall.

The exterior may be brick up to second story, or stucco on wire lath; the second story and gables to be cement stucco between half timbers, and stained shingle roof. Cost to build \$5,500.



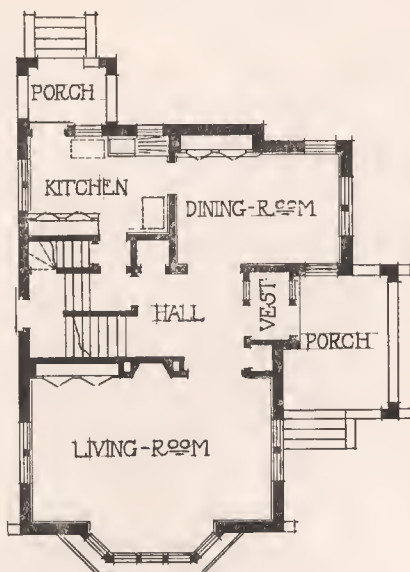


No. 179

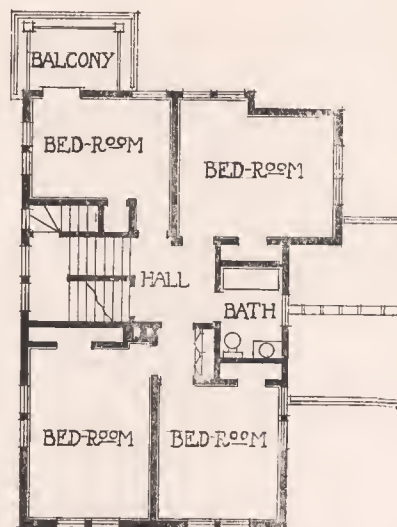
This design is suitable for a narrow lot, the total width, including porch, is only 34 feet. The living-room is 16x22 feet, and has windows on three sides of the room, built-in bookcases, a large fireplace and beam ceiling. The dining-room is 15 feet long with windows on three sides of the room, a wide buffet, with leaded glass front, wainscot around the walls and plate shelves, and beam ceiling.

The porch and main entrance is especially convenient, the main hall and combination stairway from main hall and kitchen occupies but very little space. The kitchen is fitted with cabinets and cases and is well lighted from two sides of the room. There are on the second floor four bedrooms and bath, a large closet for each room, linen closet off the hall and a balcony in the rear.

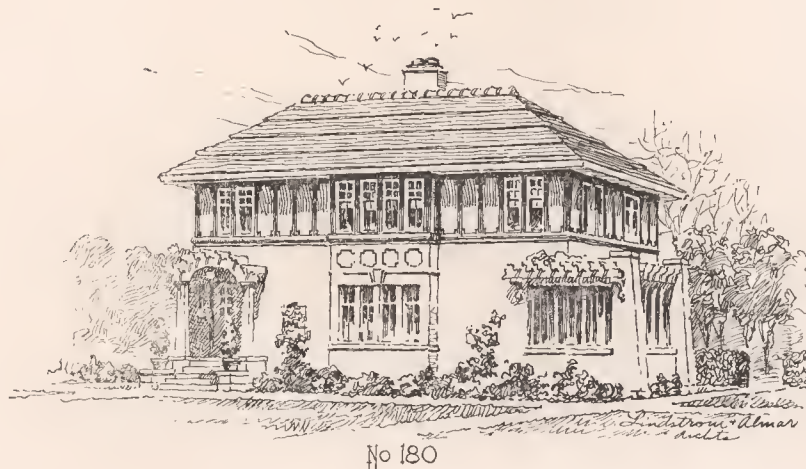
The principal rooms on the first floor are finished in hardwood; the service part of the house and all of the second floor are to be finished in pine, with hardwood floors throughout the first and second floors. The first story walls up to the second story beams to be faced with brick, second story walls and gables to be cement stucco between half-timbers, and shingle roof. Cost to build \$3,200.



FIRST FLOOR PLAN
No 179



SECOND FLOOR PLAN
No 179

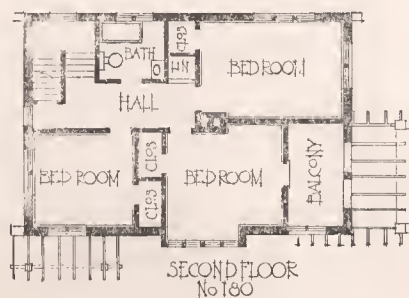
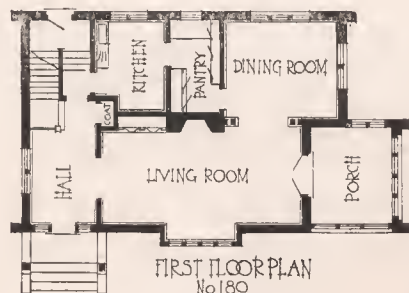


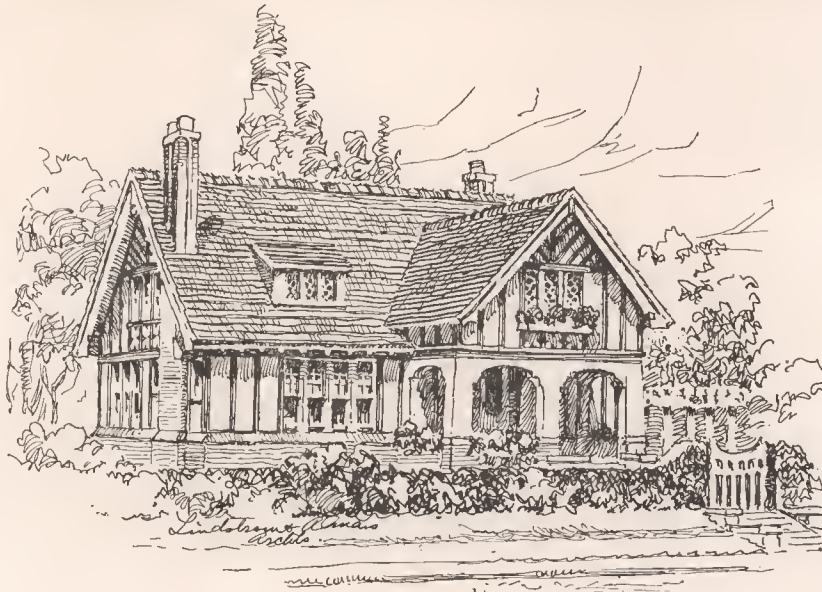
The outside dimension is 28x40 feet, with the wide side of the house to the street. The living-room is 14x24 ft., with large bay window in front, a wide fireplace, bookcases, and columns between the living-room and dining-room. Glass doors from living-room to the porch, which is provided with moveable sash and screens.

The dining-room is 12x14 feet, and has paneled wainscot and plate shelves around the walls. The butler's pantry is fitted with cabinets and cases to the ceiling and has a silver sink. The rear entrance to the kitchen is conveniently located under the main stairway, with door at grade and stairs to basement. The front entrance is embellished with a well proportioned pergola.

On the second floor there are three large bedrooms with closet for each room, a large bathroom, linen closet off the hall, sleeping porch and balcony over the porch. There is also a stairway from the second floor to the third floor; the space may be developed into servants' quarters, amusement room, etc.

The principal rooms on the first floor to be finished in hardwood, with hardwood floors throughout the first and second stories, except the bathroom, which is intended to be encaustic tile. The balance of the inside to be pine to paint. The exterior walls to be brick for the first and second stories, with tapestry brick panels above the belt course, and slate roof. Cost to build \$4,000.





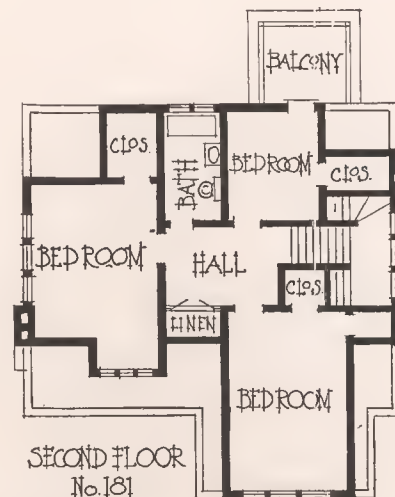
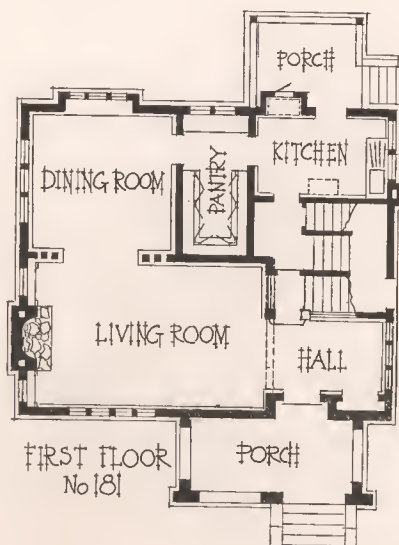
No. 181

This cottage is of the three bedroom and combination stairway type, with a 14x24-ft. living-room, and 12x14-ft. dining-room. The main entrance and stairs with the open balustrade and woodwork, lends to the living-room an especially attractive and complete appearance.

The living-room is well lighted from all sides and has a large fireplace at the end of the room, with bookcases on each side, and double set of columns dividing living-room from the dining-room. A built-in buffet, with leaded glass above is a feature in the dining-room, which also has wainscot and plate shelves all around the walls.

The butler's pantry is commodious and fitted with cabinets and cases all around, with counter and work table by the outside wall. The kitchen is well lighted and ventilated with ample space for kitchen sink and drainboards, a full size range, refrigerator, etc.

On the second floor there are three large bedrooms with full size closets, a large bathroom, a good size linen closet off the hall and balcony in the rear. The principal rooms on the first floor to be finished in hardwood, all hardwood floors; the service part of the house and all of the second floor finished in pine. The exterior is brick up to window sills, balance cement stucco and half-timbers, and shingle roof. Cost to build \$3,000.





No. 182

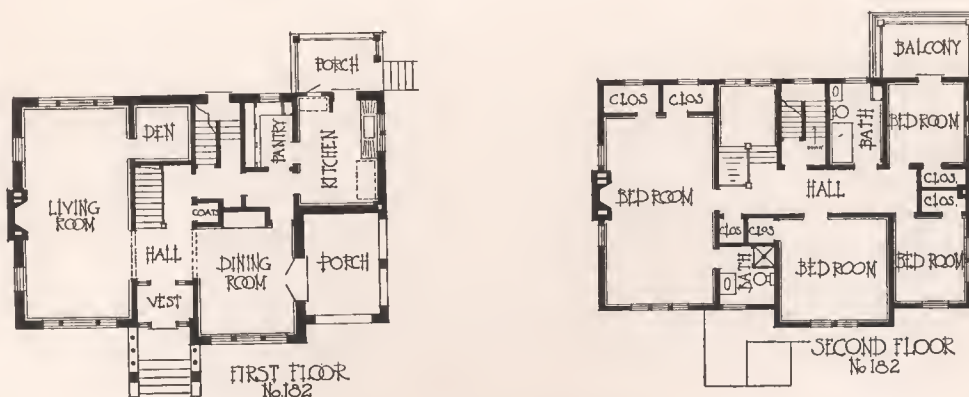
A brick and half-timber exterior design of the separate servants' stair and two-bath-room-type.

The living-room is 14x26 feet, with a fireplace 8 feet wide, windows on three sides of the room and beamed ceiling. A small den is conveniently located under the main stairs. An 8-ft. entrance hall separates the living-room and dining-room, which also connects with passage from the kitchen, a convenience for the maid to answer front door calls.

The dining-room is 12x16 ft., with French doors connecting a 10x14-ft. porch, which may be used as part of the dining-room on special occasions, also for breakfast-room in the summer. The kitchen is large and commodious, has a separate flue for ventilation, a large ice-box with icing door from the rear porch. The pantry is fitted with cabinets and cases to ceiling, work-table, silver sink, and clothes chute to laundry in the basement.

The servants' stair is entirely separate, running from the basement to attic; and the front staircase is built from first to second floor only. On the second floor there are four bedrooms and closets for each room; the bedroom over the living-room is 14x22 feet, and has two large closets with a window in each; a very fine fireplace and private toilet room with shower bath.

In the attic there is space for servants' room and bath, and a large amusement hall. The interior finish to be hardwood in the principal rooms of the first floor, balance pine to enamel. All floors to be hardwood except the vestibule, porch and bathrooms, which are to be encaustic tile. The exterior walls to be faced with brick up to second story beams, the balance of the walls and gables to be half-timbered with cement stucco and shingled roof. Cost to build \$5,500.





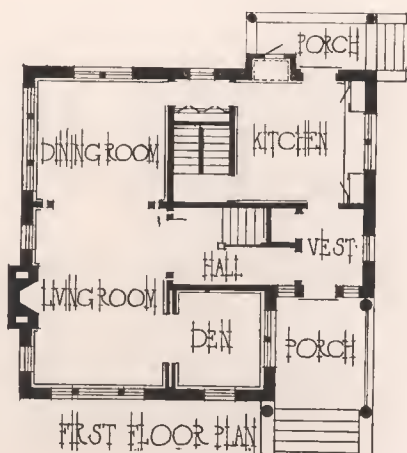
No. 183

The living-room is 12x17 feet, with a wide fireplace on the outside wall, column openings separate the dining-room, front hall, and main stairs. The den is 8x10 feet, and separated from the living-room by a set of sliding doors, so that this room may be entirely isolated from the balance of the house or may be a part of the living-room.

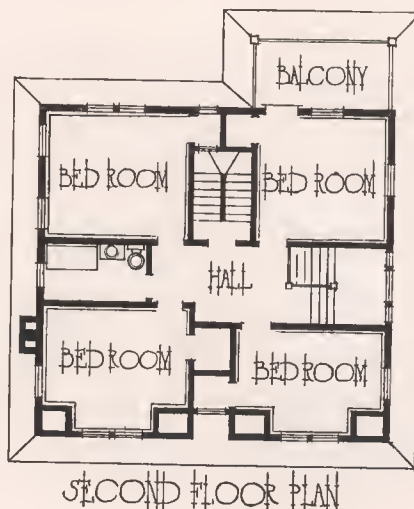
The dining-room is 12x12 feet, and has a set of columns separating it from the living-room, connecting the kitchen by a butler's pantry under the rear stairs landing which is fitted with cabinets and a silver sink. The kitchen is unique, being fitted with a counter the full length of the outside wall, also a kitchen sink with cupboards at each side. The ice-box is set in a recess to the rear porch and has an icing door from the same.

The principal rooms on first floor and main stairs to be finished in hardwood, all of the second story doors to be birch mahogany, balance of inside finish to be pine to enamel. The rear stairs is run from the basement to attic. On the second floor there are four large bedrooms with closets, a large bathroom and balcony in the rear.

The exterior is relieved by interesting details, having a mansard roof and second story dormers symmetrically designed which frankly explains its purpose of adding floor space and light into the bedrooms. The first story walls are fitted with vine-trellis all around the south and east sides of the house. All exterior walls are covered with cement stucco on metal lath and shingled roofs. Cost to build \$3,500.



No. 183



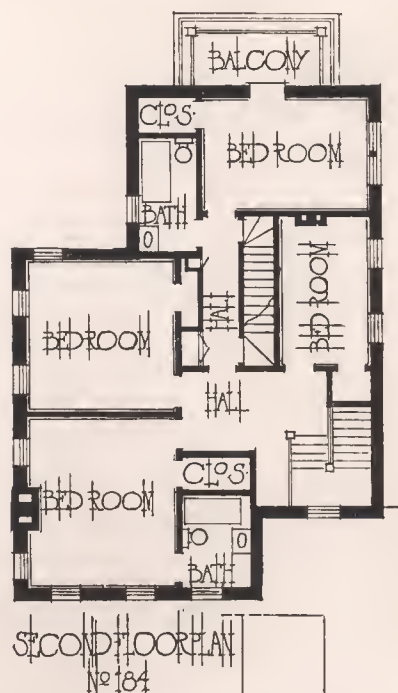
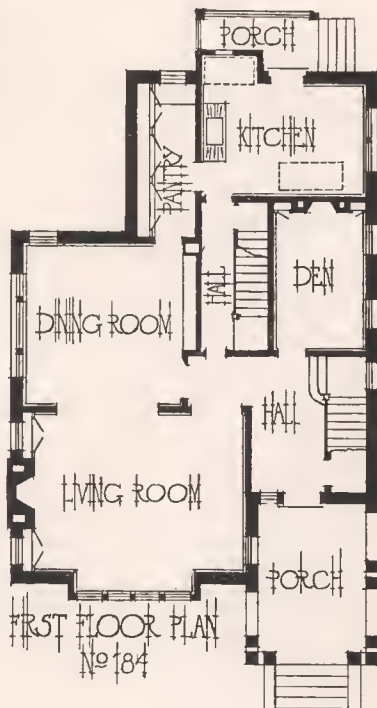
No. 183



Design number 184 has a living-room 15x20 feet, with a large bay-window in front, a wide fireplace with built-in bookcases and windows on each side. The dining-room is 14x14 feet, and has a side-board eight feet wide; ceiling cornice, plate rail and wainscot around the walls; and is connecting the kitchen through a butler's pantry, which is provided with a counter and silver sink, with drawers and bins to floor, and cupboards above counter-shelf to ceiling; the kitchen is of ample size and is provided with an independent flue for the kitchen ventilation; and space provided for a full size range; also a sink with drain-boards on both sides, and ice-box on the outside wall with icing-door from the rear porch.

The den is conveniently located and is entirely separated from the balance of the rooms of the first floor, is provided with a large fireplace with bookcases on each side. There are two sets of stairs from the first to second floor, the servant stairs is entirely independently run from the basement to attic. The second story is divided into four good size bedrooms with closets for each room. There are two bathrooms on the second floor, and servants' bath and quarters on the third floor.

The interior finish is to be oak in the principal rooms, halls and stairs; balance pine to paint and enamel. The exterior is brick with cement stucco in the gables and slate roof. Cost to build \$5,500.





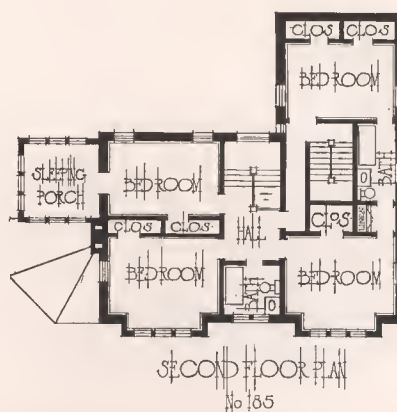
No. 185

The living-room is 14x24 ft., and is provided with a large fireplace, beamed ceiling, and double sash doors to sun-porch which has a tile floor, brick walls and beamed ceiling. The sash are movable and the frames are fitted with pockets and pulleys, also bulkheads for the sashes to disappear.

The dining-room is 14x16 ft., has beamed ceiling, plate shelves and wainscot all around the walls. The butler's pantry has a counter with silver sink, cabinets to floor, and cupboards above counter-shelf to ceiling. The kitchen is full size and is well lighted and ventilated, the sink has drain-boards on both sides, the ice-box is set in a recess and has icing-door from the outside.

The kitchen pantry is provided with cupboards and work-table. There is also a small rear entrance porch with a good size closet or store-room, off this porch. The entrance hall is 8 feet wide, and the main staircase is running from the entrance hall to the second story. The servants' stair is running from the basement to attic entirely independent from the balance of the house; which can be closed up, leaving only the servants' quarter and the service part of the house accessible to the servants when so desired.

On the second floor there are four large bedrooms, a sleeping porch, two full size bathrooms, and six closets. The principal rooms on the first floor and the main staircase and second story hall, including the second story doors to be hardwood. The balance of the house to be finished in pine to enamel. All floors to be hardwood, except floors in sun-porch, vestibule and bathrooms, which will be encaustic tile. Cost to build \$4,500.

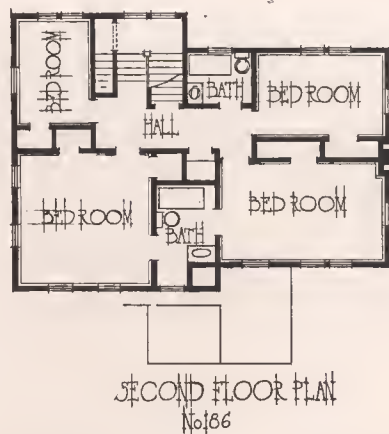
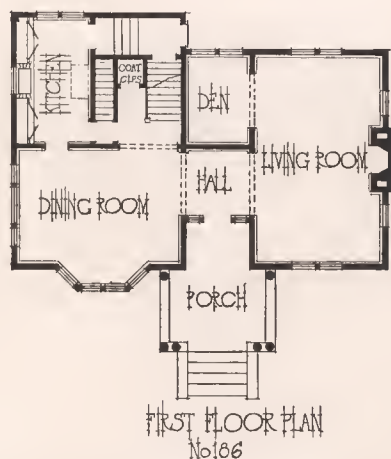


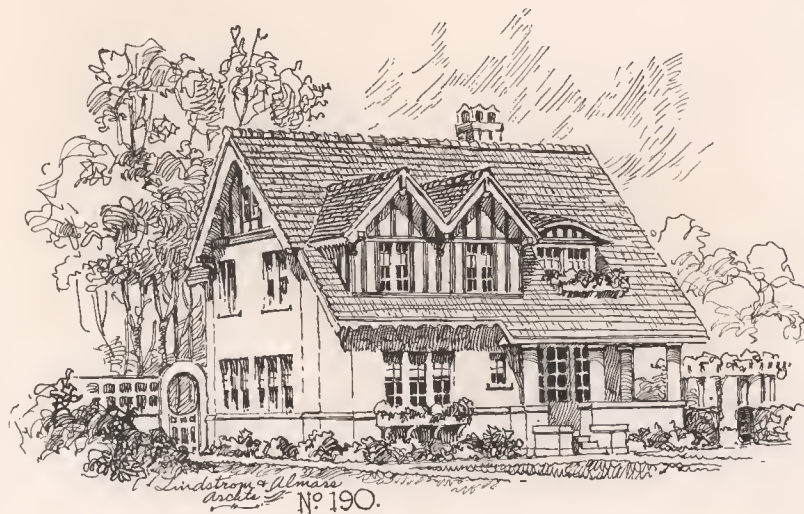


The inside dimensions of the living-room is 14x23 ft., and has a fireplace 8-ft. wide, faced with Rockford tile. There is a small den, conveniently located in rear of the entrance hall, which has an arched opening to the living-room. The dining-room is 14x18 ft., and is provided with a bay-window in front; arches dividing front hall, also the main stairway. The kitchen is large and commodious, and is fitted with cabinets and cupboards, a full size sink with drain boards, and ample space for full size range. Here is a front and rear stairway entirely separated to within a few steps of the second floor, where they join on the same landing.

The second floor is divided into four large bedrooms, two bathrooms, six closets with linen closet off the hall and stairway to attic. The entrance hall, living-room, dining-room and den to be finished in oak, and to have oak floors, the service part of the house to be finished in Washington fir and to have maple floors. All of the second-story doors to be birch; all of the second story trim to be pine to enamel; all of the second story floors to be birch, except the two bathrooms which are to be encaustic tile.

There is to be a full basement divided up into a laundry, equipped with three laundry tubs and drying room. A boiler and fuel room, storage room and vegetable cellar. The exterior is to have a 12-inch base-course of masonry, the first story walls from base-course to belt course to be finished with red cedar dimension shingles. The remaining part of the walls and gables to be cement stucco, the gables to have half-timber as shown by the exterior. Cost to build \$3,750.



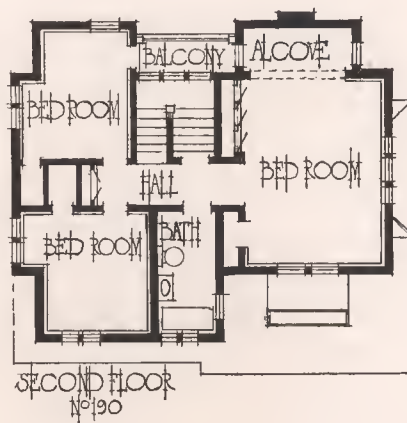
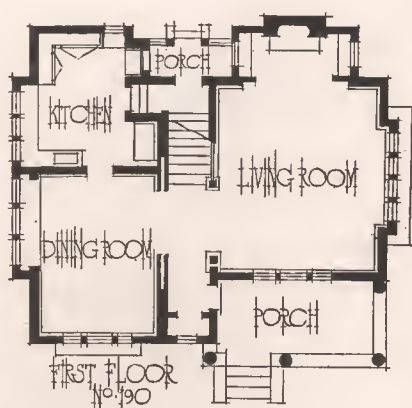


The living-room is 16x20 feet, fireplace alcove 6x11 feet, a Gothic arch divides the living-room and alcove, columns on pedestals between living-room and main hall. The dining-room is 12x16 ft., has double sliding doors between hall and dining-room, a large buffet on the outside wall, plate rail and wainscot at standard height all around the dining-room walls.

The kitchen is commodious, has plenty of light and ventilation, large kitchen sink, cabinets and cases around the walls, ice-box on the outside wall with icing door from the outside. On the second floor there are three large bedrooms, bed-alcove, large bathroom, five closets, and open balcony in the rear. The bedroom over the living-room is 14x20 feet, alcove 6x11 feet, and a large closet and a built-in wardrobe.

There is a stairway to attic, the space is left unfinished, but the space may be developed into two good size bedrooms and one bath. The finish of the principal rooms and halls to be hardwood; either oak or birch, bedrooms gumwood stained Circassian walnut, the balance of the inside finish to be pine to paint and enamel. All floors to be hardwood except the bathroom, which is to be encaustic tile.

The exterior walls to be finished with two coats of cement stucco on plaster boards or metal lath, with half-timbers in the gables; and shingled roof. Cost to build \$3,000.

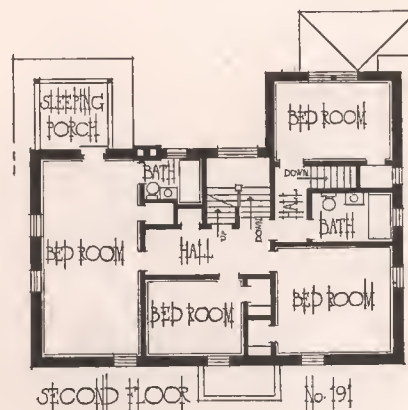
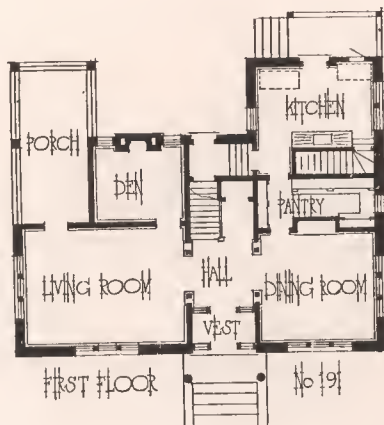


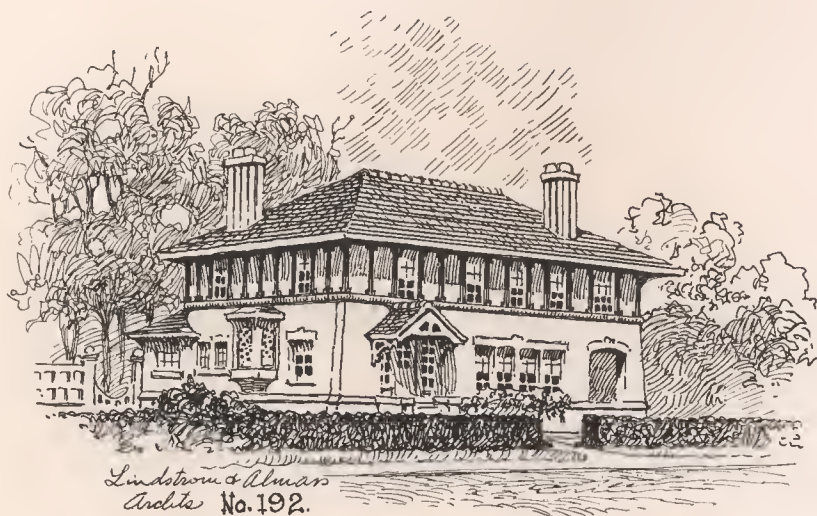


The living-room is 12-6x18 feet, with two sets of triple windows and columned opening to the main hall. The den is 8x10-6, with a large fireplace faced with burnt clay tile, and is so laid out as to give privacy. There is a sash door opening from living-room to sun-porch, which is 10x20 feet and is provided with movable sash and screens. The dining-room is 12x14 feet with columns on pedestals in opening to main hall; has a large sideboard, plate shelves, and wainscot.

In the front hall is a wide flight of stairs to second floor; underneath these stairs is a combination grade entrance and basement stairs from the kitchen. The rear stairs is running from the kitchen to the second floor. The kitchen is isolated from the main part of the house, insuring perfect ventilation. The butler's pantry is fitted with cabinets all around the walls, with counter, work-table and silver sink.

The second floor is of the two bathroom, four bedrooms and sleeping porch type. Ample closet accommodations with the feature of having one large room with private bath and sleeping porch. The interior is finished in hardwood for the principal rooms, balance pine to paint and enamel. All floors to be hardwood, except the bathrooms which are to have encaustic tile floors. The exterior is to be stucco with a thatched shingle roof. Cost to build complete as described, \$4,000.



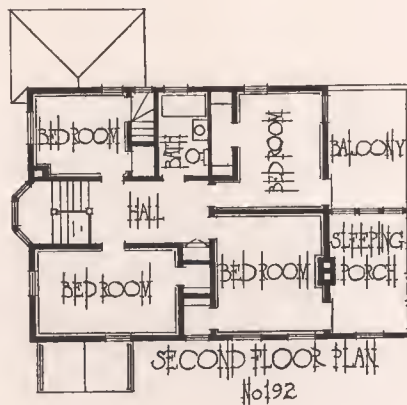
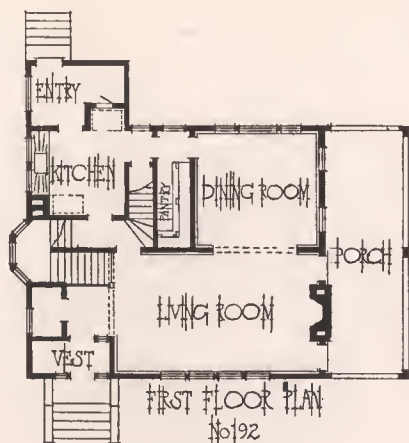


The living-room is 13x22 feet with a quadruple window in front, a large brick fireplace with a sash door opening onto the porch on each side of the fireplace at the end of the room. A large cased opening divides the living-room from the dining-room, which is finished with plate shelves and wainscot all around the walls. A cased opening divides the living-room from the entrance hall and main stairway.

The main stairway is open to the first landing and finished with hardwood newels, rails and balusters. The vestibule is large enough to conveniently open and close the front and vestibule doors. Inside the vestibule, off the stair hall is a commodious coat closet. The stairway to basement is underneath the main stairway. The rear stairs from first to second floors is not very wide and occupies but very little space.

The pantry has cabinets to ceiling; and the kitchen is well lighted and ventilated; it is very commodious and has recessed ice-box with icing door from the rear entry. There are on the second floor, four good size bedrooms, with clothes closets for each room; sleeping porch off the largest bedroom and an open balcony on the side; a large bathroom and linen closet accessible from the main hall.

The principal rooms are finished in hardwood, balance pint to paint, and all hardwood floors. The exterior is cement stucco over metallic lath with belt course and half-timbers around the second story walls. Cost to build, \$2,750.



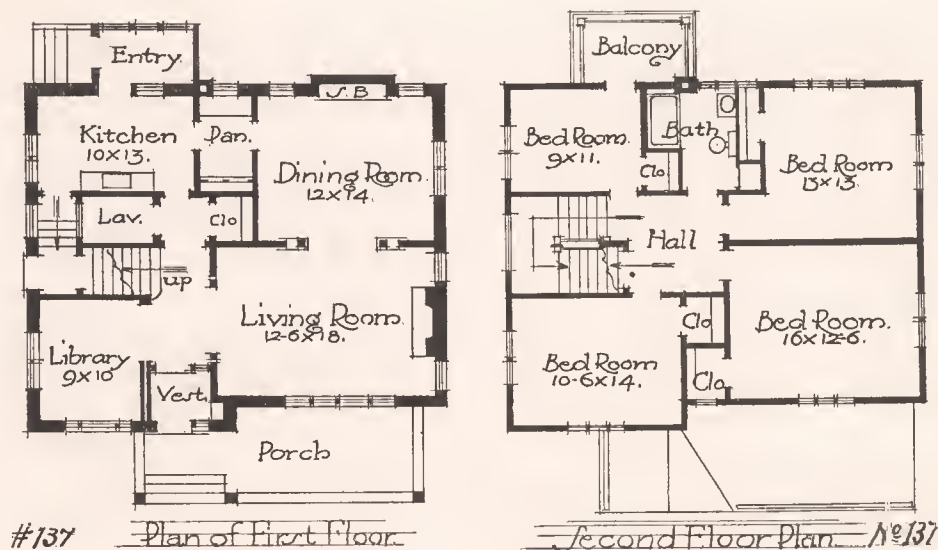


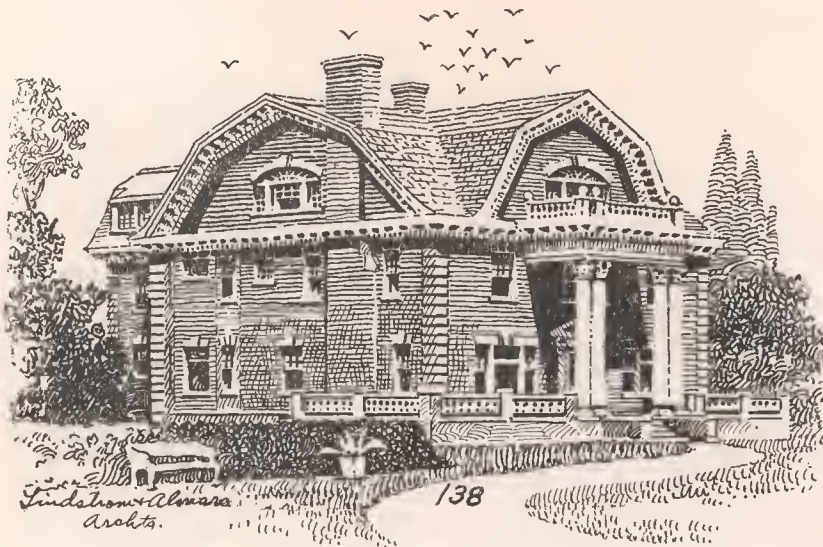
In this design it will be noticed that the entrance hall is extended well back towards the kitchen with a wide stairway ascending to the second floor with easy treads and wide landing, with toilet and lavatory under the stairs.

The columned opening separating the hall from living-room, also living-room from dining-room is especially attractive. A large fireplace at the end of the living-room and a very attractive sideboard in the dining-room with leaded glass and beamed ceilings finishes these rooms complete. Here we have a library entirely separated from the balance of the house by a wide sliding door, which will lend privacy to the room if desired.

The kitchen being on the corner will give plenty of light and ventilation and is large enough to accommodate a sink with drainboards, gas range, table, etc.; the ice-box in the rear entry; there is also a large pantry with cabinets and cases.

Four large bedrooms on the second floor with large closets and bathroom. Inside finish is hardwood in the principal rooms; balance pine, enameled. Cost \$4,000.

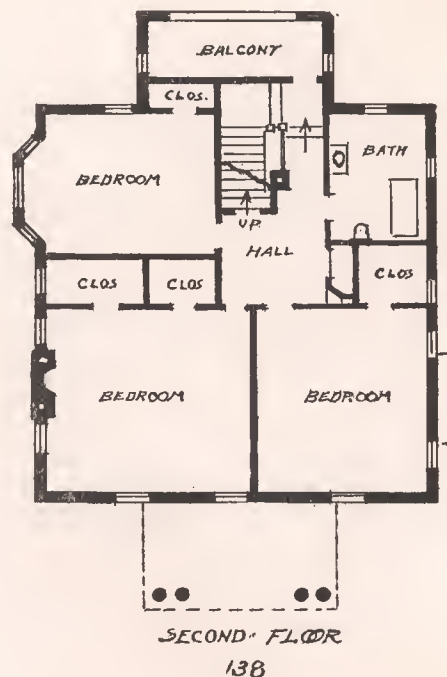
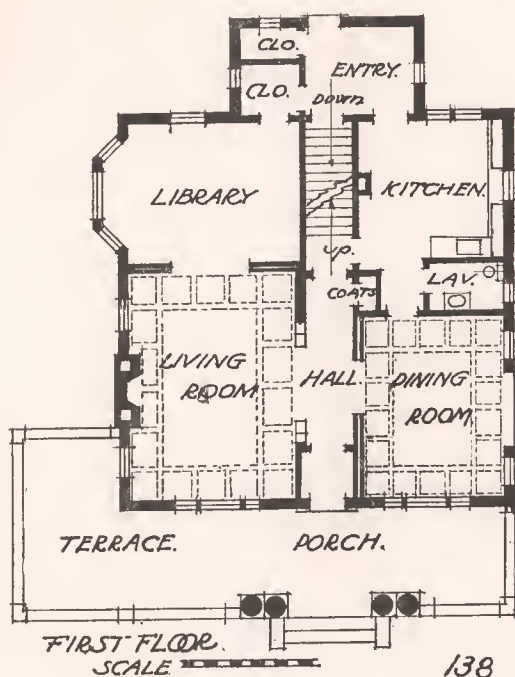




This dignified colonial house we consider the best of our collection. The exterior while simple is pleasing and attractive. The large spacious porches and balconies add much to the appearance of the house, and comfort to the occupants. The center hall is divided from the living-room by large columns, and from the dining-room with sliding doors. Direct access from hall to all rooms is also one of the features of this plan.

A large fireplace and beam ceiling finishes the living-room; sideboard with panel work and palte shelf and beam ceiling in the dining-room. Lavatory, coat closet, etc., all on the first floor.

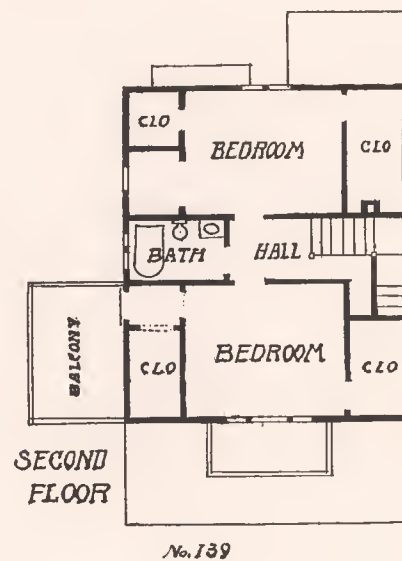
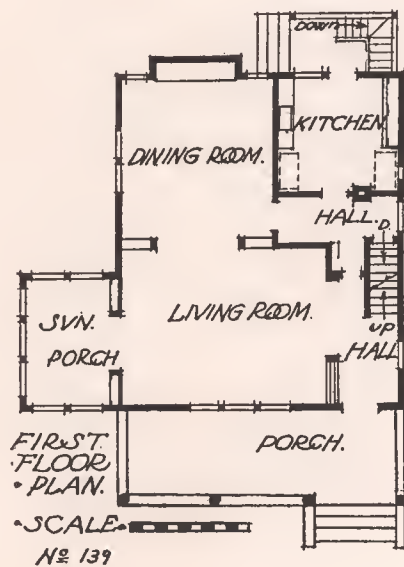
On the second floor there are three very large bedrooms, several large closets, and a very large bathroom. All of the first floor is finished in hardwood, balance pine to paint. All hardwood floors. Cost \$4,800.





NO. 139

This handsome cement stucco exterior with half-timber in the gables, is 24x30 feet outside dimensions, and contains seven rooms and bath, with several closets, porches and balconies. The columns separating the rooms are of novel design; built-in bookcases between the living-room and sun-porch. Note the compact arrangement of the kitchen with cabinets, etc., sink, ice-box and range. The dining-room with the handsome buffet and leaded glass windows on each side across the full width of the room. On the second floor there are two large bedrooms and alcove, large closets and bathroom and two balconies. The first floor is finished in hardwood and the second floor pine to paint. All hardwood floors. Open nickel plated plumbing, piped for gas and wired for electric light. Cost \$1,800.

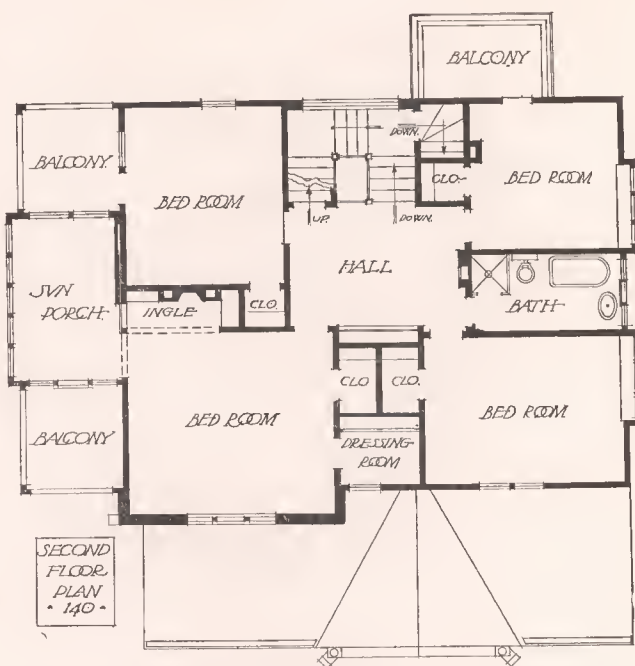
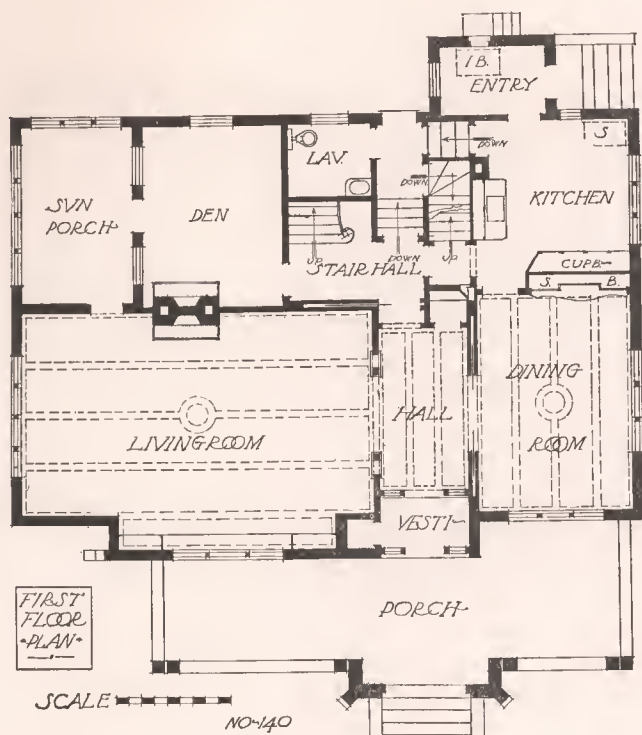




The style is a modified form of the old English pattern, Americanized by the addition of the indispensable sun-parlors, balconies and porches. The exterior will be a deep brown vitrified brick with gray cut stone trimmings. There are eleven rooms in all; four on the first two floors and three on the third. This is in addition to the sun-parlors, sleeping porch and balconies, ample hallways, baths, etc.

The first floor has vestibule opening into large reception hall with living-room and dining-room on either side; kitchen, den, sun-porch, bath and large stair hall.

Second floor consists of four bedrooms, with commodious closets and three large balconies, a sun-porch and bath. One of the three rooms on the third floor is designed for a billiard-room, while the other two will be used for servants' quarters. Quarter-sawn oak, selected birch and white enamel are the finishings used. The window effect is made very pleasing, being of cut up sash with lead bars. Cost \$7,500.



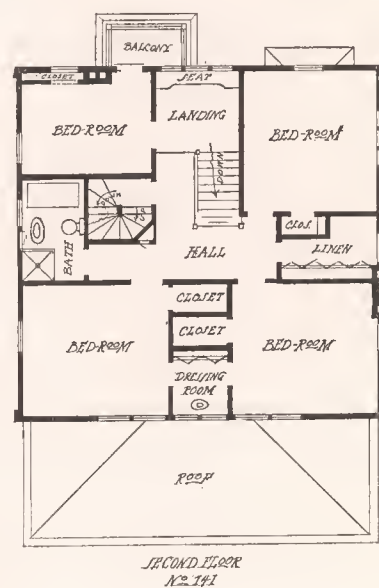
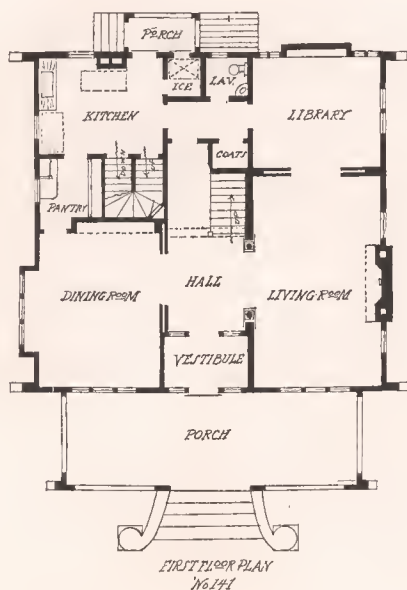


No. 141.

This new Venetian house has attracted much attention. The exterior will have cement stucco with vitrified tile roof. The large living-room with the wide fireplace and unique beam ceiling and pedestal columns gives to the interior an up-to-date appearance. Sliding doors separate the library and dining-room from the living-room and stair hall. The large dining-room with its beautiful sideboard and bay with the panel wainscot and plate shelf all finished in quarter-sawed oak is the perfection of the builders' art.

The service part of the house has all the conveniences with separate room for the refrigerator, a large pantry with silver sink, cupboards, etc. The toilet and coat closet are built under the main stairs, and the servants' stair from the kitchen to the third floor.

The second floor is a feature of four very fine bedrooms, dressing alcove, sewing and linen room, large bathroom and several closets. Cost \$5,200.



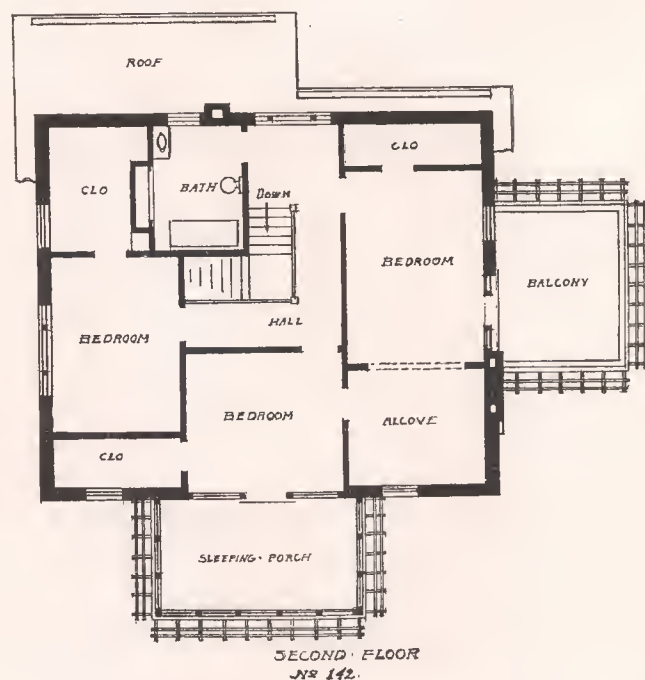
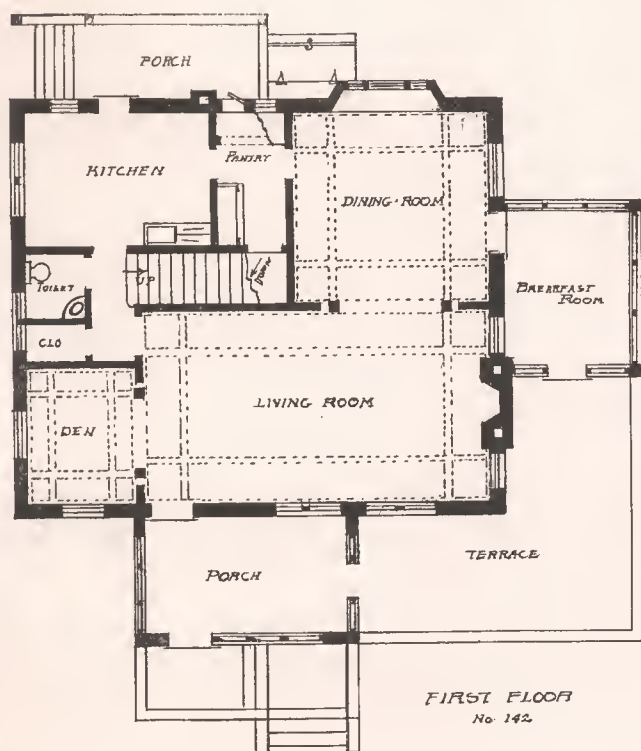


No. 142

This design has many attractive features of arrangement. It will be noticed that the hall is placed well back towards the kitchen with a wide stairway ascending to the second floor.

There are columned openings separating the den from living-room; also between dining-room and living-room. All of the ceilings in the principal rooms are beamed, and a large fireplace in living-room. In dining-room there is a large buffet with leaded glass above. A large kitchen and pantry with ice-box, which has icing door from the outside, besides a coat closet and toilet on the first floor. The breakfast room and front porch is closed in with removable sash; to be substituted with screens in the summer.

On the second floor there are three bedrooms, bed-alcove, several closets, large bathroom and sleeping porch. Hardwood finish in the principal rooms; balance pine to paint or enamel. All hardwood floors. Cost \$4,500.

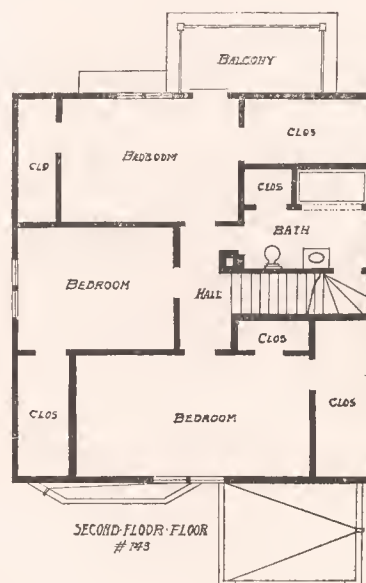
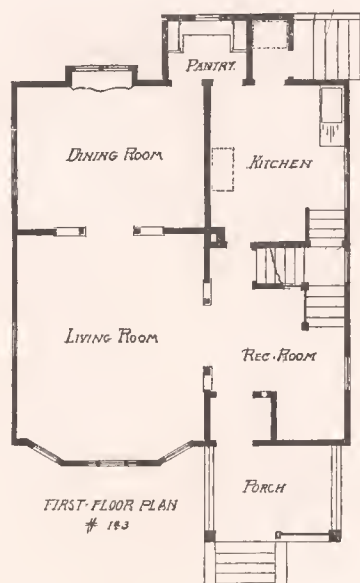




No. 143

This cottage is about 26x30 feet on the ground and makes a picturesque and handsome home among the foliage and trees. The exterior walls are covered with Washington fir siding, and the gables in cement stucco. The covered porches and balconies with their moss green roofs and cream ivory white cornices and window finish, make this, for a comparatively small house, a very complete home.

There are seven rooms and bath, full basement, laundry, best open nickel plated plumbing and hot water heat. The principal rooms on the first floor are finished in hardwood; the service part and all of the second floor is finished in pine to paint. All hardwood floors. Cost \$2,000.





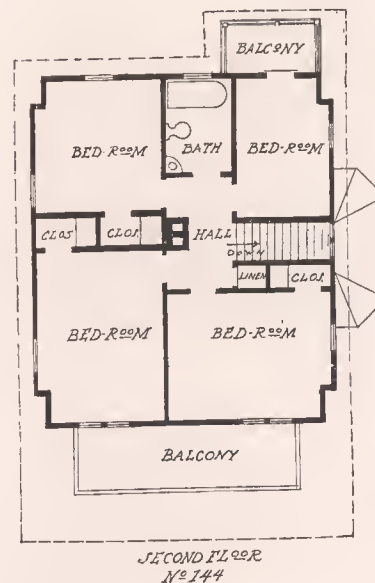
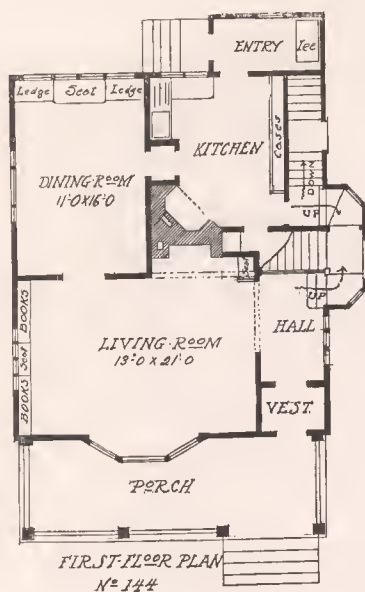
This is what is commonly called a two-story bungalow; this is a full two-story house with the cottage effect exterior. The exterior walls are covered with cement stucco, with half-timber in the gables.

The living-room with the old rock-faced fireplace and bookcases, make this home very cozy. The dining-room is fitted up with a handsome buffet across the full width of the room.

The combination stairway and bay is very attractive and practical and occupies but very little space. The service part of the house is provided with range, alcove, cupboards, etc.

The four bedrooms have all full height ceiling; large closets, bathroom and balconies in both front and rear. The principal rooms are finished in hardwood.

The kitchen and rear part of the first floor and all of the second floor are finished in pine to paint. All hardwood floors. Cost \$3,000.



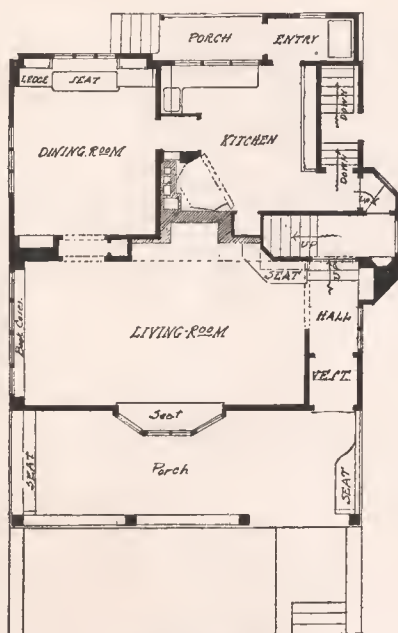


No. 145

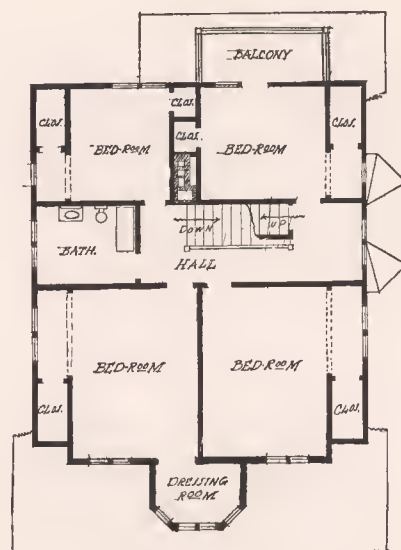
Here we have the so-much admired two-story bungalow, with all the rooms full height ceiling. Study this plan and you will find a very clever arrangement of rooms and details. The living-room with its piano-bay, the old-fashioned fireplace 12 ft. wide, set into an alcove, the bookcases at the end of the room, the unique archway between living-room and dining-room all are carefully studied.

Note the dining-room with the built-in sideboard, china closets, crystal cases, seat, palm and punch-bowl ledges; there is also panel wainscoting, plate shelf and ceiling cornice. In the lobby there is a niche for coats and hats; the combination stairway with the Gothic archway from lobby gives an artistic effect of stairway, bay-window and landing hardly ever obtained in any other plan.

In the kitchen everything is built in complete with cupboards, cases, tables, etc.; with ice-box in the rear entry. The second floor plan is so laid out that the bedrooms are on the corners with dressing-room in front and several closets and bathroom at the head of the stairs. Finish is hardwood for the main rooms, balance pine, enameled. Cost \$3,000.



FIRST FLOOR PLAN
No. 145



SECOND FLOOR
No. 145

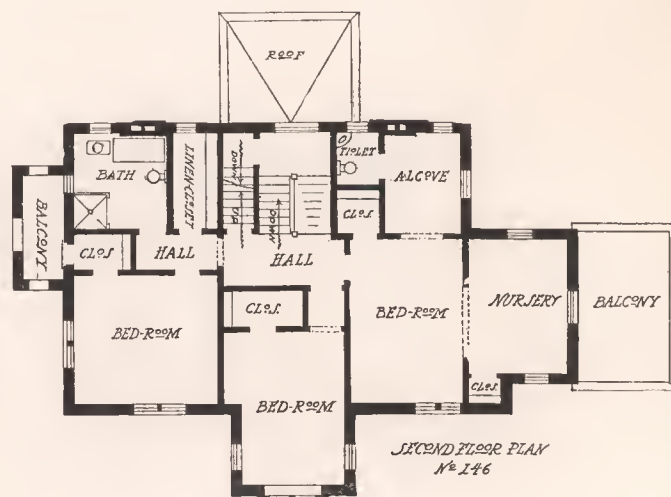
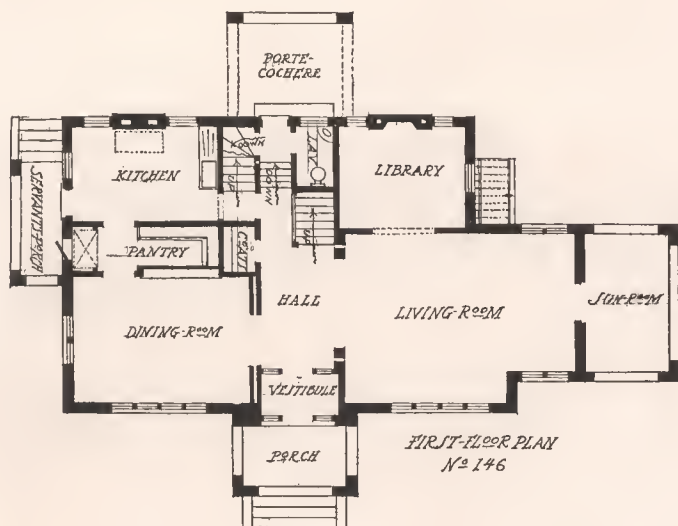


This modernized chateau is an admirable specimen of a residence, exhibiting in its exterior a most attractive simplicity; and in its interior a great deal of genuine comfort.

Every inch of space is turned into account, with the result that the rooms are spacious, and the cramped appearance is entirely absent. There are eleven rooms on the first and second floors, besides a large bathroom, and two toilets, several closets, sun-porches and balconies. The first floor is a feature of a high ceiling, plain substantial columns, in openings between the rooms. The principal rooms have beamed ceilings and in library besides the bookcases there is a large fireplace. The dining-room is beamed with panel wainscot and plate rail, and a very handsome built-in sideboard.

In the service part of the house everything is complete with cases and cabinets. On the second floor there are besides the bedrooms several big closets, dressing-room, and toilet and linen room. There is a stairway to the third floor, and a large space, capable of development at any time.

The principal rooms are finished in hardwood, the balance in white enamel. All hardwood floors. Cost \$6,000.



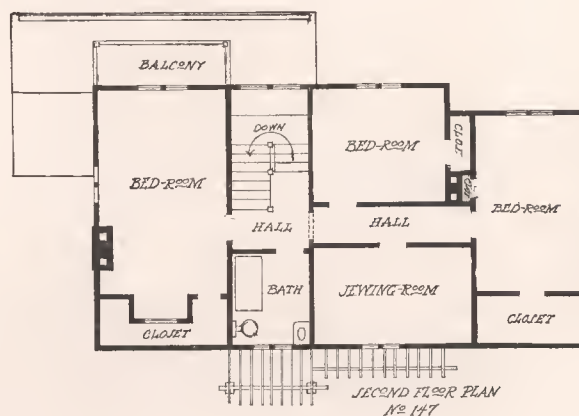
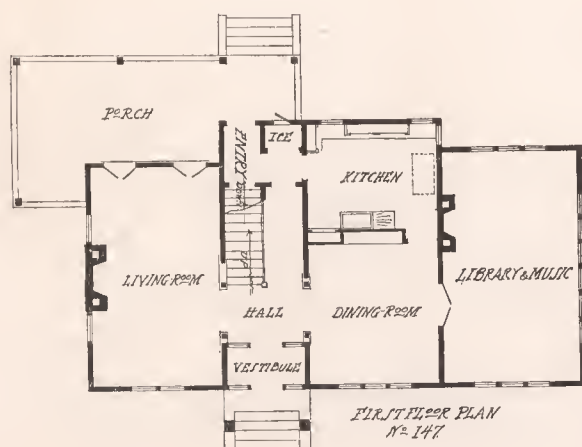


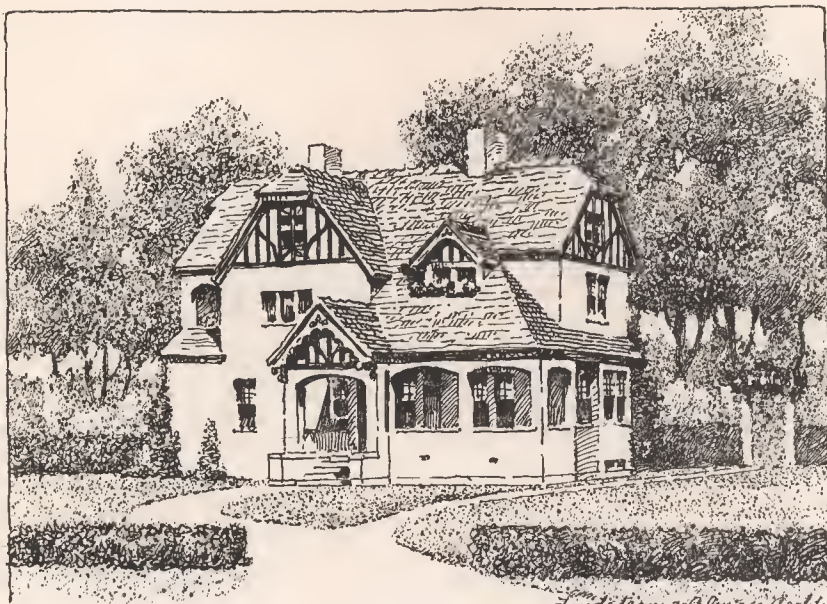
No. 147

This design has all the characteristics of the so much admired type of English domestic architecture, with its open overhanging cornices, heavy Verge-boards, substantial half-timber, and the windows treated in the old-fashioned style with heavy cut-up sash, zinc bars, hinged to swing in.

Here the porch is placed in the rear of the house, facing the garden. This makes a handsome exterior and a decided departure from the ordinary house. The exterior walls are covered with cement stucco, and half-timber in the gables, and shingled roof. All first story stucco should be brownish gray; second story and gables white. All window trim, half-timber and other woodwork stained tobacco brown; with a red roof. This color scheme would make a strikingly beautiful effect.

The plan is so laid out as to bring the wide side of the house to the street. A wide flight of stairs directly in front of the entrance will be seen in the interior views. The large living-room with the beamed ceiling, wide old-fashioned fireplace, plain columns with pedestals, etc., make this room especially attractive. The dining-room is finished up with a large buffet, with leaded glass, panel wainscot and plate shelf and a beamed ceiling. The library and music-room are laid out to be entirely private if so desired. The kitchen is fitted up with cabinets, cases, etc. The bedrooms are especially large and airy, with several closets and a large bathroom at the head of the stairs. The principal rooms are finished in hardwood, the balance of the house is pine to paint or enamel. Cost \$4,000.





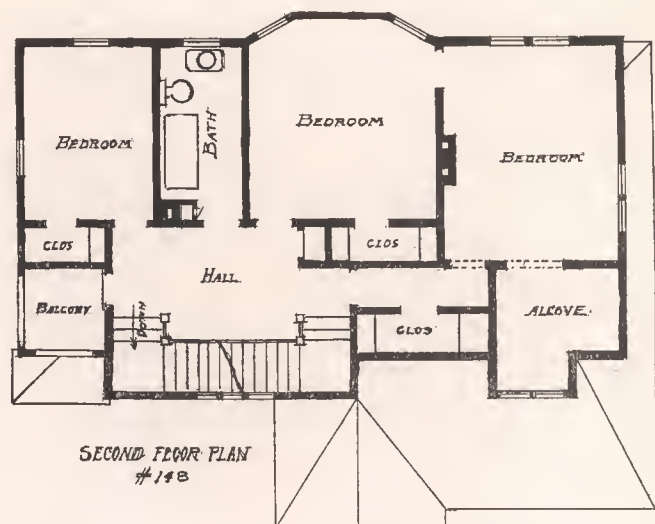
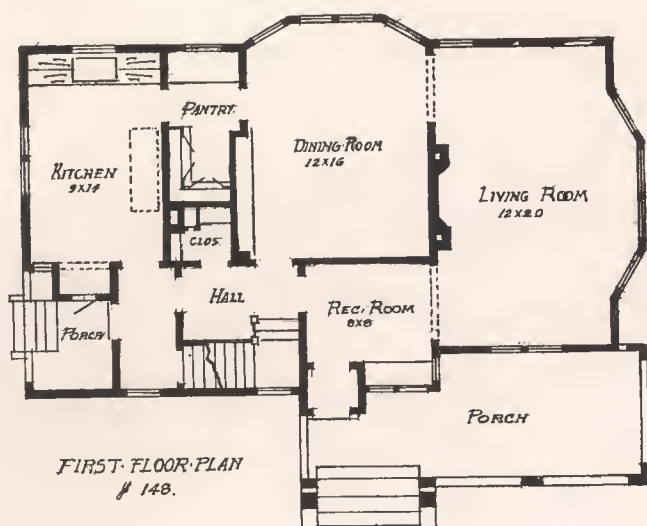
No 148

This two-story cottage is 20x40 feet on the ground, with the wide side to the street, and is suitable only for a lot having more or less of a northern frontage. The exterior is rough cast with half-timber in the gables and shingled roof.

There are on the first and second floors seven rooms and bath, halls, vestibule, several closets, porches and balconies. There is a large living-room across the full width of the house with a large bay-window on the south side and a very fine fireplace directly across the bay window.

A good size dining-room with built-in buffet, panel wainscot and plate shelf. In the reception hall is a built-in seat. All of the main rooms have beamed ceilings. In the stairhall is a good-size coat closet. The stair arrangement with the run to basement under the main stair is most economical of space. The stair hall gives a passage for the servant to attend at the front door unobserved, and to pass upstairs without going through the living-room.

The kitchen and pantry is large and airy with necessary cupboards, etc.; the ice-box is built-in, with icing door from the porch. On the second floor there are three bedrooms, bed-alcove, large bathroom, several closets, and a balcony. Finish in the principal rooms is in hardwood, the balance pine to paint, with all hardwood floors. Cost \$3,500.





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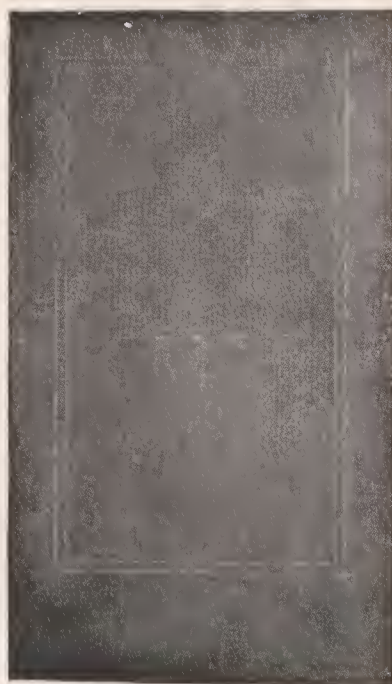
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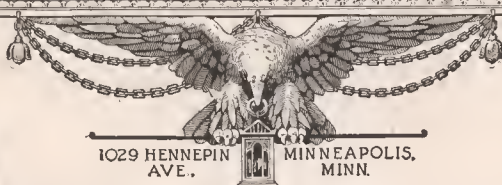
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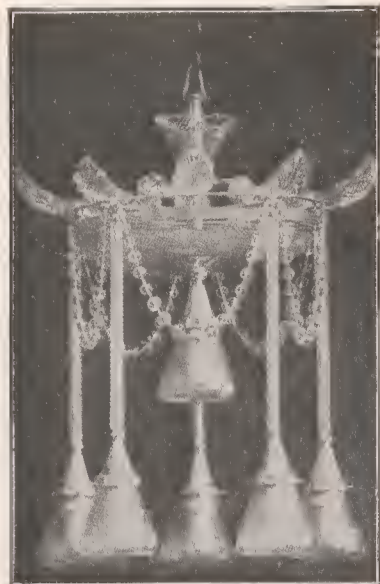
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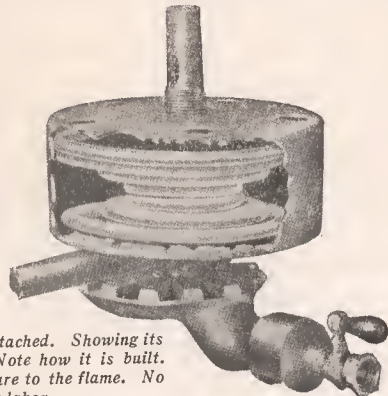
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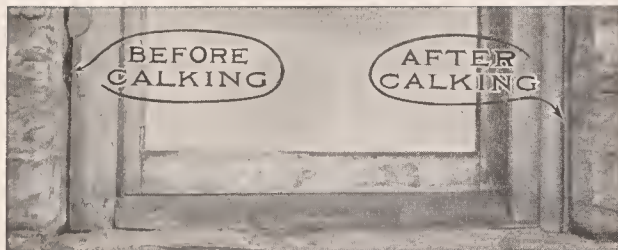
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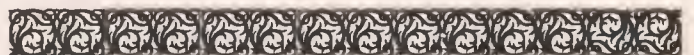
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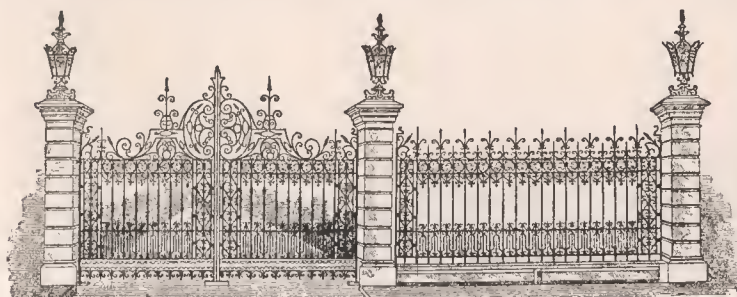
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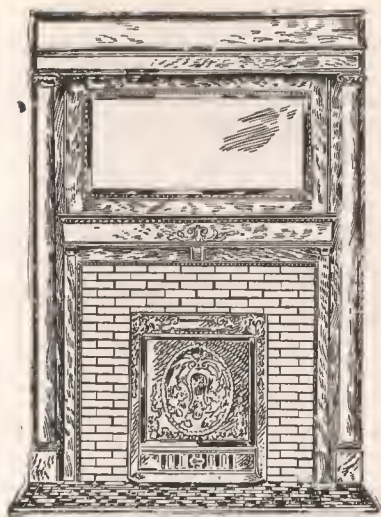
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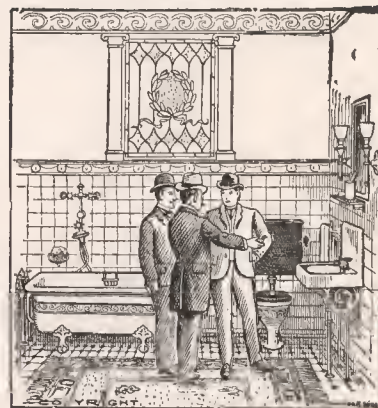
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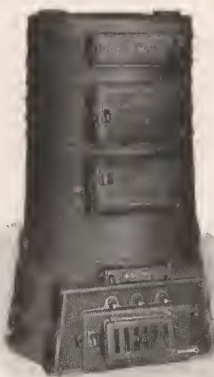
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